



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
HEARING OFFICER
(September 13, 2011 Meeting)**

STAFF REPORT

Docket No. / Project Title: C/CU-11-07 (Seventh Day Adventist Church)
Staff: Derek Naber
Hearing Officer: Thom Weintraut Jr.

Applicant: Seventh Day Adventist Church
Property Size: 8.5 Acres
Zoning: AP (Agriculture: Preferred)
Location: 2809 North Talley Road, in Columbus Township

Background Summary:

The applicant has indicated that the proposed conditional use will allow a freestanding sign in an AP (Agriculture: Preferred) zoning district.

Preliminary Hearing Officer Decision:

Approval, all criteria have been met.

Zoning District Intent:

The intent of the AP (Agriculture: Preferred) zoning district is as follows: To provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal incompatible infrastructure.

Current Property Information:	
Land Use:	Worship Facility
Site Features:	The site features 1 primary worship facility, 2 accessory structures, a parking lot area, 2 driveways, and landscaping.
Flood Hazards:	Part of the property is located in a Flood Zone A and the base flood elevation has not been determined.
Vehicle Access:	The property gains access Talley Road (Collector, Commercial, Suburban).

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RS3 (Residential: Single-Family 3)	Vacant Land
South:	AP (Agriculture: Preferred)	Residential: Single-Family
East:	AP (Agriculture: Preferred)	Agriculture
West:	RT (Residential: Two-Family)	Residential: Single-Family

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application: Seventh Day Adventist Church is proposing to replace their existing freestanding with a new 4.5 foot by 7 foot (30 square foot) permanent freestanding sign. The freestanding sign is not located within the sight visibility triangle or public right-of-way. The sign is not above 6 feet in height and therefore no landscaping is required at the base of the freestanding sign.

Comprehensive Plan Consideration(s):

The Comprehensive Plan designates the future land use of properties in this area as Residential. The Comprehensive Plan includes this property in the East 25th Street Neighborhoods character area.

Provisional Findings of Fact/Decision Criteria:

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals Hearing Officer to allow conditional uses that meet the criteria listed below. The Hearing Officer may impose reasonable conditions as part of an approval.

- 1. The proposal will not be injurious to the public health, safety, and general welfare of the community.**

Provisional Findings: The freestanding sign is not located within the public right-of-way, sight visibility triangle or other restricted area. *This criterion has been met.*

- 2. The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.**

Provisional Findings: The freestanding sign meets the height and size requirements of the Zoning Ordinance. *This criterion has been met.*

- 3. Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.**

Provisional Findings: The freestanding sign is replacing an existing sign which will better serve the church's ability to guide users to their facility. *This criterion has been met.*

- 4. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.**

Provisional Findings: The freestanding sign does not contradict any recommendations within the Comprehensive Plan. *This criterion has been met.*

Hearing Officer Options:

In reviewing a request for conditional use the Hearing Officer may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Hearing Officer, (4) deny the petition (with or without prejudice), or (5) forward the petition to the full Board of Zoning Appeals.